



## Pasture Cottages

Hovingham, YO62 4LF

£1,250 Per Month



Available to rent immediately, this modern and well-presented three-bedroom semi-detached home is situated in the picturesque village of Hovingham.

The accommodation comprises a cosy living room and a well-appointed dining kitchen, along with a utility room and ground floor WC. To the first floor are three bedrooms, including a principal bedroom with an en-suite shower room, and a contemporary house bathroom.

Externally, the property benefits from allocated parking for two vehicles to the front and an enclosed, lawned rear garden. Further features include double-glazed windows throughout and an air source heat pump. Available on an un-furnished basis. EPC Rating B, Council tax band C.



## Property Description

Upon entering the property, you are welcomed into an inviting entrance hall, providing access to the living room, dining kitchen, downstairs WC, a useful under-stairs storage cupboard, and the staircase leading to the first floor.

The living room is positioned to the front of the property and benefits from windows to both the front and side elevations, creating a light and comfortable living space.

The dining kitchen is well equipped with a range of integrated appliances, including a fridge freezer, electric ceramic hob, oven with grill, and dishwasher. This space is further enhanced by glazed French doors offering views of and access to the rear garden, along with two skylight windows allowing for ample natural light.

Adjoining the dining kitchen is a practical utility room, providing space and plumbing for a washing machine, access to the cylinder room, and an external door leading to the side of the property. The downstairs WC, accessed from the hallway, is fitted with a toilet and hand wash basin.

To the first floor, the landing provides access to three bedrooms, a house bathroom, and a useful storage cupboard. The principal bedroom benefits from an en-suite shower room, fitted with a shower cubicle, hand wash basin, and WC. The house bathroom is fitted with a bath with shower over, hand wash basin, and WC.

Externally, the property benefits from a paved parking area to the front, providing allocated parking for two vehicles. To the rear is an enclosed, lawned garden featuring a timber garden shed and a paved seating area,

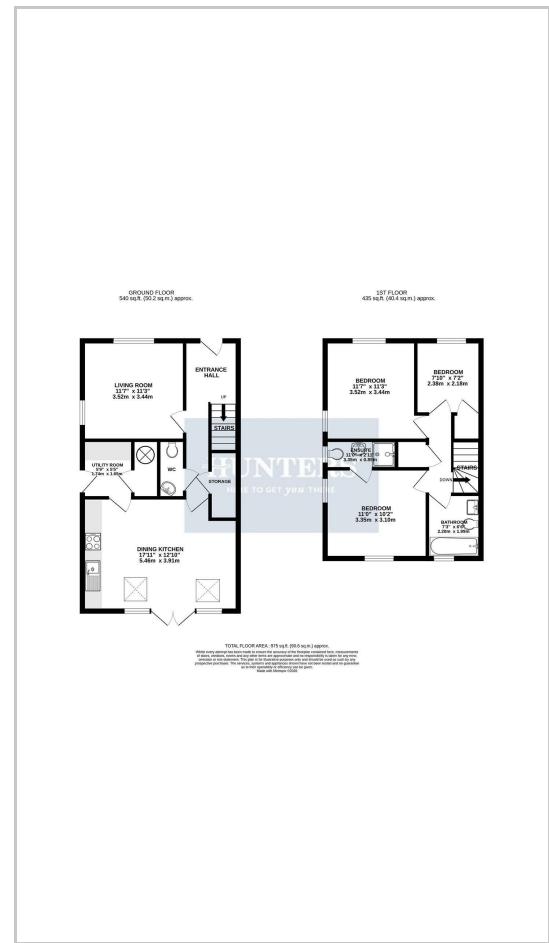
## Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

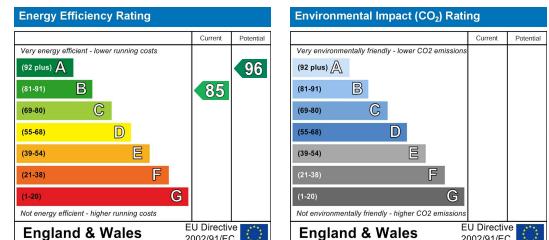
## Area Map



## Floor Plans



## Energy Efficiency Graph



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